

FOR LEASE

116 E. Loop 281, Suite 103, Longview, TX 75605

RESTAURANT SPACE



LOOP FRONT location in one of the highest traffic counts in Longview!



\$4,583.33/mo Rent **\$1,700.00/mo NNN**

OFFERING SUMMARY

Available SF:	2,200 SF
Year Built:	2017
Zoning:	Commercial
Market:	North Texas
Submarket:	East Texas

PRESENTED BY:

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PROPERTY OVERVIEW

2,200 SF restaurant Space with Loop Front Access & Drive Thru in the heart of Longview's retail corridor.

PROPERTY HIGHLIGHTS

- 2,200 sf Restaurant Space
- Endcap Drive Thru
- Ample Parking
- Includes large pylon sign on Loop 281
- LOOP FRONT with excellent visibility
- Anchored by T-Mobile
- In between Golden Corral and Longview Regional Emergency Room
- Former PotBelly Sandwich Shop (currently No Prob-Illama Nutrition)

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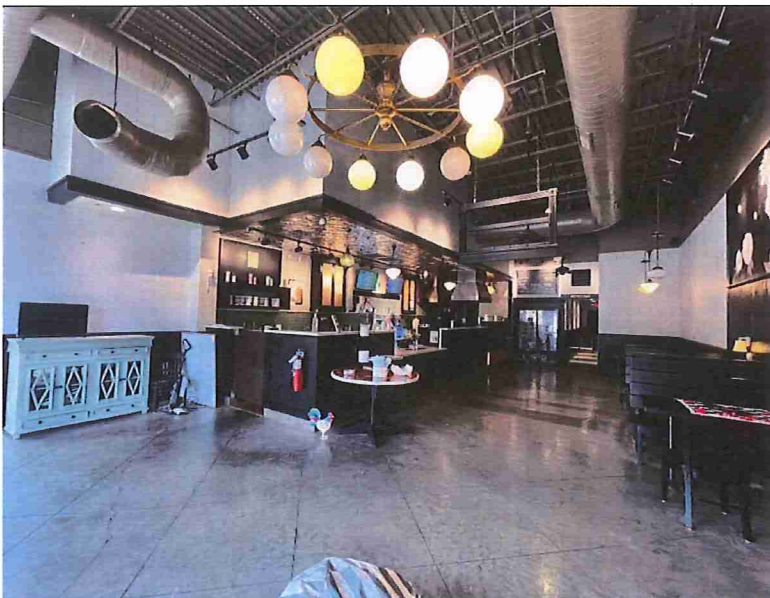
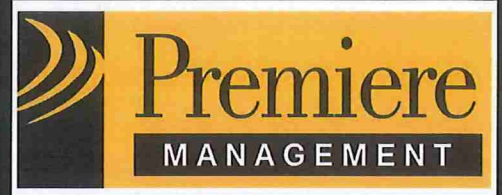
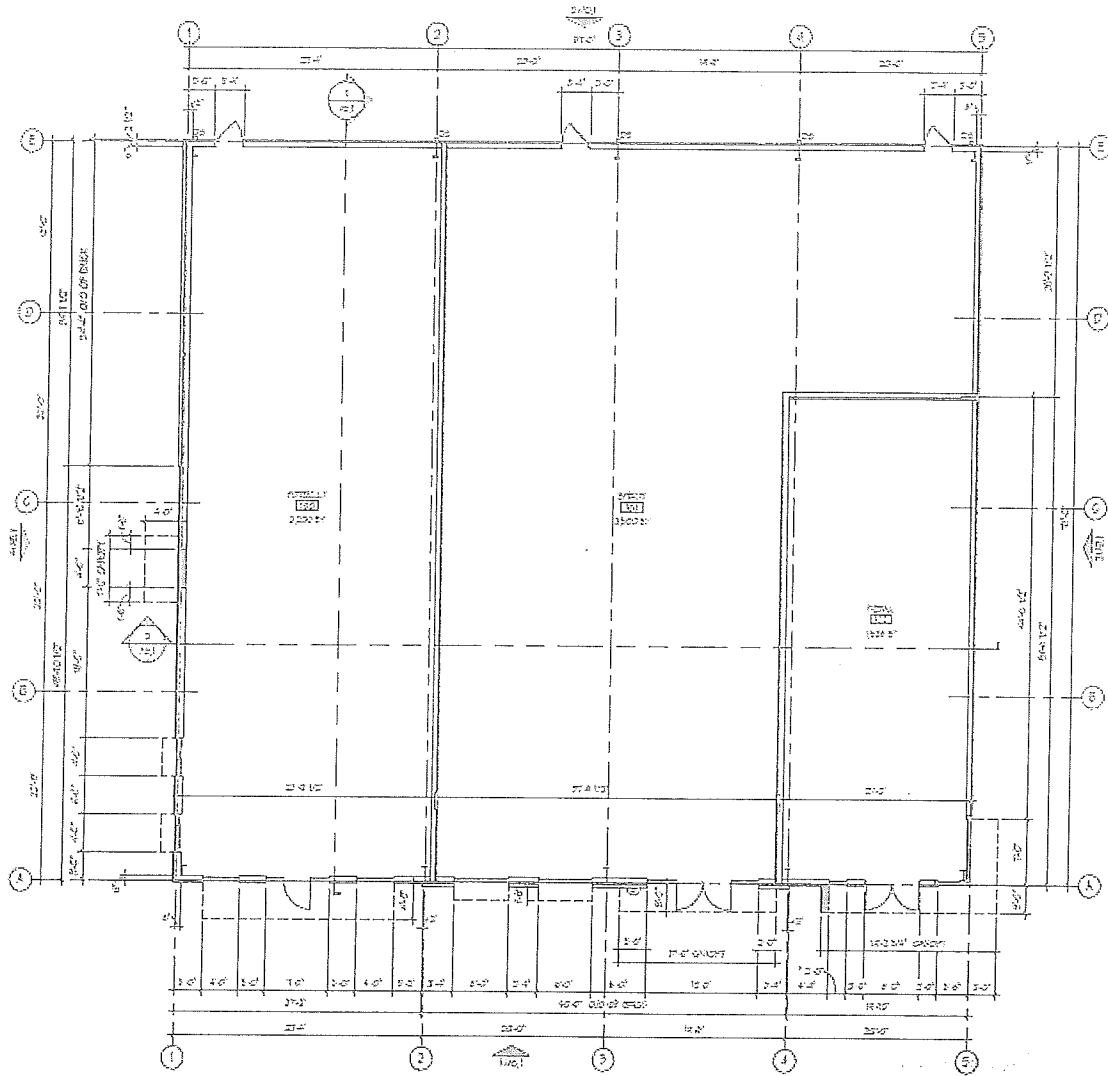


EXHIBIT B SITE PLAN



FLOOR PLAN
SCALE: 1/8" = 1'-0"